

Ordinance governing the development of  
Mobile Home Parks, Tiny Homes Parks,  
Recreational Vehicle Parks, Campgrounds  
and other Clusters of Temporary Living  
Units

[The Residential Park Development  
Ordinance]

Clay County, North Carolina

**Effective  
June 15, 2021**

**Amended  
August 5, 2021**



- d. Accessory structures shall not be supported by the RV and must remain moveable.
  - e. RVs shall be set up in accordance with the manufacturer’s recommendations.
  - f. Any vehicles with a canopy that extends 12 feet or more in any direction shall meet all building requirements for such structure or extensions and must have a valid building permit from the Clay County Building Inspector’s Office.
  - g. No canopy shall be permanently fixed to an RV.
  - h. ~~No structures may be built around the RV.~~ [Deleted by Amendment 8.5.2021]
  - i. Maximum stay for an RV in a RV park shall not exceed 180 days out of a 365 day year.
3. If a Tiny Home is mobile and on wheels and tagged for mobility, it shall constitute an RV and must comply with all Requirements herein applied to RVs.

B. Site Development

- 1. RV Parks that form part of campgrounds, or are by definition campgrounds due to the temporary nature of the dwelling unit, shall comply with the regulations set forth in Section 4.13 below.

**SECTION 4.11: TINY HOMES PARK GENERAL REQUIREMENTS**

Unlike RVs, tiny homes are meant to support permanent habitation and while they are designed to move on wheels, the unit must ultimately be set on a permanent foundation to qualify as part of a Tiny Home Park. Tiny homes therefore shall be approved by the Inspections Department and must meet the requirements of sections 4.4, 4.5 and 4.8, respectively, above. A tiny home that forms part of a Tiny Home Park shall have habitable space, which is defined as a space in a building for living, sleeping, eating, or cooking. Bathrooms, toilet rooms, closets, halls, storage, or utility spaces and similar areas are not considered habitable spaces. A Tiny Home that exists on its own on a parcel of land, or on a parcel along with another residence shall be deemed an Accessory Dwelling Unit and is not subject to the requirements relating to Tiny Home Parks, but must comply with the minimum standards below.

A. Minimum Standards

The following shall be the minimum standards required for tiny homes:

- 1. *Habitable rooms—Light.* Every habitable room shall have at least one (1) window or skylight facing directly to the outdoors. The minimum total window area, measured between stops, for every habitable room shall be eight (8) percent of the floor area of such room. Whenever the only window in a room is a skylight-type window in the top of such room, the total window area of such skylight shall equal at least fifteen (15) percent of the total area of such room.



- 2. *Habitable rooms—Ventilation.* Every habitable room shall have at least one (1) window or skylight which can be safely opened, or such other device as will adequately ventilate the room. The total of openable window area in every habitable

18. One freestanding sign for the purposed of advertising the campground shall be constructed at the entrance(s) of the campground and shall comply with the sign regulations for the commercial zoned district.
19. There shall be a maximum of three off-premise signs which must meet underlying regulations.
20. Junked, abandoned, and nuisance vehicles are prohibited in campgrounds.
21. All structures shall adhere to applicable NC State Plumbing, Building, Mechanical, Electrical, Fire Prevention, and Accessibility Codes.

**b. Minimum Space Design and Regulations.**

The following minimum space requirements also takes into account the need for adequate space to prevent overcrowding, prevent fire hazards, provide sufficient light and air, etc.

1. Minimum campsite space size, 1,250 square feet, unless a camper accommodating campsite space, which shall be a minimum of 3,000 square feet. Campsite space size for shelters may vary upon approval by the Clay County Planning Board.
2. Minimum campsite space width, 25 feet, unless a camper accommodating campsite space width, 35 feet. Campsite space width for shelters may vary upon approval by the Planning Committee.
3. Minimum campsite space setbacks. No camping unit or permanent structure shall be within 10 feet of any internal boundary line.
  - a. Each site designated as camper accommodating shall contain a stabilized vehicular parking pad of packed gravel, marl, paving or other suitable material.
  - b. Each campsite space may provide a fire pit or ring if burning is permitted within campground.
  - c. No trash burning is allowed other than in fire pit or ring and no burning other than paper and wood is allowed. Fires shall be extinguished before leaving or retiring.
4. Tables may be provided at campsites spaces.
5. Each camping unit or permanent structure shall be located at least thirty (30) feet from the edge of any external property line or publicly-maintained street or road.
6. ~~[Amended 8.05.2021] Room additions, porches, and storage units of any kind are not allowed in campsite spaces.~~ Deleted, and in its stead shall read: **No accessory structures or permanent structures, including but not limited to room additions, porches, decks, and/or storage units of any kind are allowed in campsite spaces.** The Clay County Planning Board may approve porches in association with shelters.

